



BUR 00225

B.K. MONROE, INC  
13-086

PICKED UP 10/9/13

# 04-151042

Vol. 1962, Pg. 2122

**LEGAL DESCRIPTION FOR: PARCEL 1A – 7.755 ACRES INCLUDING AREA IN PUBLIC RIGHT OF WAY AND 7.493 ACRES EXCLUDING AREA IN PUBLIC RIGHT OF WAY.**

Situated in the Township of Burton, County of Geauga and State of Ohio:  
Known as being part of Original Lot No. 9 in said Township, bounded and described as follows:

Beginning at northerly line of Durkee Road (60') and the centerline of Hale Road (60') witnessed by a 5/8" iron pin found S 00°27'09" E, a distance of 10.40 feet, said line also being the northerly line of Original Lot No. 9 and the northerly line of Burton Township; THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, a distance of 2171.14 feet to a 5/8" iron pin found ("Schwartz"); said point being the Principal Point of Beginning;

THENCE, N 88°45'00" E, along the northerly line of said Durkee Road, also being the northerly line of Burton Township, a distance of 290.99 feet to a point;

THENCE, S 00°27'28" E, a distance of 762.67 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at 60.00 feet;

THENCE, S 88°45'00" W, a distance of 780.44 feet to a 5/8" iron pin set;

THENCE, N 01°15'00" W, a distance of 239.86 feet to a 5/8" iron pin found ("Schwartz") at the southwesterly line of P.P.N. 04-150643 owned by Aaron and Jessica A. Bable as recorded in volume 1954, page 1020 of Geauga County Records;

THENCE, N 88°45'00" E, along the southerly line of said Bable property, a distance of 500.00 feet to a 5/8" iron pin set at the southeasterly corner therein;

THENCE, N 01°15'00" W, along the easterly line of said Bable property, a distance of 522.74 feet to the Principal Place of Beginning, passing through a 5/8" iron pin set at 462.74 and containing 7.755 acres of land including area in the public right of way and 7.493 acres of land excluding area in the public right of way, based on a survey conducted in August of 2013 by John R. Alban Professional Surveyor 7651.

Bearings are based upon an assumed meridian and are to be used for reference only.

All pins set are 5/8" X 30" rebar with yellow cap marked "J. Alban 7651."

Prior deed reference: volume 866, page 1273 of Geauga County Records.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*[Signature]*  
10/31/13  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



16/3/13